



Seaton Way,
Southport, PR9 9GJ

Price: £180,000 Subject to Contract

Located in a popular residential area, this well proportioned semi-detached bungalow offers attractively planned accommodation and an early viewing is recommended.

Installed with gas central heating and uPVC double glazed throughout, the well presented accommodation briefly comprises: Hall, Living Room open to fitted Kitchen, Shower Room, Bedroom One with fitted wardrobes and Bedroom Two giving access to the Conservatory.

Outside, the front garden is laid to lawn with mature shrub borders with paved driveway providing off road parking. The rear garden is mainly paved with well stocked established shrub borders.

Seaton Way is located between Dawlish Drive and Garstang Road which runs off Fylde Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Village are also readily accessible.



Ground Floor:

Hall

Living Room/ Kitchen - 4.88m x 4.78m
(16'0" max x 15'8" max)

Bedroom 1 - 4.01m x 2.26m (13'2" x 7'5")

Bedroom 2 - 3.02m x 2.41m (9'11" x 7'11")

Conservatory - 2.79m x 1.8m (9'2" x 5'11")

Shower Room - 1.7m x 1.42m (5'7" x 4'8")

Store

Store

Outside:

The front garden is laid to lawn with mature shrub borders with paved driveway providing off road parking. The rear garden is mainly paved with well stocked established shrub borders.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

Freehold

Mobile Phone Signal

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 48.3 sq. metres (520.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		